

City of Houston, Texas, Ordinance No. 2017 - 764

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE HARRISBURG REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS (HARRISBURG ZONE); APPROVING THE FISCAL YEAR 2018 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2018-2022 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City of Houston (the "City") created Reinvestment Zone Number Twenty-Three, City of Houston, Texas (the "Zone" or "Harrisburg Zone") by Ordinance No. 2011-900 effective October 25, 2011; and

WHEREAS, the Harrisburg Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2018 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2018-2022 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2015-562 effective June 23, 2015; and

WHEREAS, the City Council desires to approve the Budgets for the Authority on behalf of the Zone; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to

make adjustments occasioned by events transpiring during the year, the Authority, upon the approval of the City's Chief Development Officer, may transfer funds from one line item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may only transfer funds from one line item of Project Costs to another (1) as needed for debt service, and (2) provided that the aggregate of such transfer does not exceed the lesser of \$400,000 or 5% of Project Costs during Fiscal Year 2018. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as Exhibit "B" is hereby approved for the Zone.

Section 4. That not later than March 31, 2018, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2018 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2018 Operating Budget approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for that purpose. The Zone shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

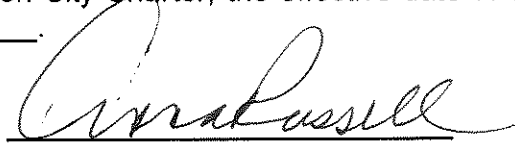
Section 6. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 4th day of October, 2017.

APPROVED this _____ day of _____, 2017.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 10 2017.


 City Secretary


 Assistant City Attorney

(Prepared by Legal Department
 (JN: 08.24.2017)
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
 (L.D. File No. 042-1700068-004)

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
ABSENT		MARTIN
✓		LE
ABSENT		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
ABSENT-CITY BUSINESS		GREEN
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW DATE: OCT 10 2017

EXHIBIT "A"

**Fiscal Year 2018 Operating Budget
for the Harrisburg Redevelopment Authority**

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET PROFILE

Fund Summary
 Fund Name: Harrisburg Zone
 TIRZ: 23
 Fund Number: 7571/50

P R O F I L E	Base Year:	2011
	Base Year Taxable Value:	\$ 332,148,551
	Projected Taxable Value(TY2017):	\$ 542,268,385
	Current Taxable Value(TY2016):	\$ 521,411,909
	Acres:	1,600
	Administrator (Contact):	Hawes Hill Calderon
Contact Number:	713-595-1200	

N A R R A T I V E	Zone Purpose:
	<p>Tax Increment Reinvestment Zone Number Twenty-Three, City of Houston, Texas was created to provide the plans and programs needed to reposition Houston's East, a District of the City containing industrial brownfield sites, inactive landfills, abandoned dock lands, industrial properties, railroads, and various commercial uses located throughout and amid single family residential areas.</p> <p>The Board has approved an economic development policy related to the approval of two redevelopment projects; one a make ready facility, and the other an open concept office project. Both projects are preserving existing development and redeveloping the properties to convert them to new uses.</p> <p>The Board has also approved an agreement related to the construction of Kennedy street, including the purchase of ROW associated with that. The project will create a development opportunity for a number vacant blocks, whose tax incremental revenue will help fuel redevelopment projects in the zone plan.</p>

	Total Plan	Cumulative Expenses (to 6/30/2016)	Variance
Capital Projects:			
Public Utility Improvements	\$ 8,000,000	\$ -	\$ 8,000,000
Roadway and Sidewalks	58,000,000	10,074,912	47,925,088
Cultural and Public Facility Improvements	20,000,000	-	20,000,000
Parks and Recreational Facilities	15,300,000	-	15,300,000
Economic Development	10,000,000	-	10,000,000
-	-	-	-
-	-	-	-
Total Capital Projects	\$ 111,300,000	\$ 10,074,912	\$ 101,225,088
Affordable Housing	150,000	928,789	(778,789)
Financing Costs	12,000,000	-	12,000,000
Creation/Administration/Professional Services	1,650,000	391,047	1,258,953
City Administration	3,808,488	-	3,808,488
Total Project Plan	\$ 128,908,488	\$ 11,394,748	\$ 117,513,740

	FY 2017 Budget	FY 2017 Estimate	FY 2018 Budget
Additional Financial Data			
<u>Debt Service</u>	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
	Balance as of 6/30/2016	Projected Balance as of 6/30/2017	Projected Balance as of 6/30/2016
<u>Year End Outstanding (Principal)</u>			
Bond Debt	\$ -	\$ -	\$ -
Bank Loan	\$ -	\$ -	\$ -
Line of Credit	\$ -	\$ -	\$ -
Developer Agreement	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

Fund Summary
 Fund Name: Harrisburg Zone
 TIRZ: 23
 7571/50

TIRZ Budget Line Items	FY 2017 Budget	FY 17 Estimate	FY 18 Budget
RESOURCES			
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 641,878	\$ 1,129,885	\$ 2,017,227
Beginning Balance	\$ 641,878	\$ 1,129,885	\$ 2,017,227
City tax revenue	\$ 620,943	\$ 1,051,549	\$ 1,122,854
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 620,943	\$ 1,051,549	\$ 1,122,854
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 2,760	\$ 2,770	\$ 6,585
Other Interest Income	\$ 2,760	\$ 2,770	\$ 6,585
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 1,265,581	\$ 2,184,204	\$ 3,146,666

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2018 BUDGET DETAIL

Fund Summary
 Fund Name: Harrisburg Zone
 TIRZ: 23
 7571/50

TIRZ Budget Line Items	FY 2017 Budget	FY 17 Estimate	FY 18 Budget
EXPENDITURES			
Accounting	\$ 4,000	\$ 4,800	\$ 4,800
Administration Salaries & Benefits	\$ 24,000	\$ 24,000	\$ 36,000
Auditor	\$ 3,500	\$ 6,000	\$ 6,000
Website	\$ -	\$ -	\$ 5,700
Insurance	\$ 1,000	\$ 1,000	\$ 1,000
Office Administration	\$ 10,081	\$ 4,000	\$ 4,000
TIRZ Administration and Overhead	\$ 42,581	\$ 39,800	\$ 57,500
Engineering Consultants	\$ 3,500	\$ -	\$ 3,500
Legal	\$ 12,000	\$ 14,600	\$ 14,600
Construction Audit	\$ -	\$ -	\$ -
Planning (Buffalo Bayou)	\$ -	\$ -	\$ 25,000
Program and Project Consultants	\$ 15,500	\$ 14,600	\$ 43,100
Management consulting services	\$ 58,081	\$ 54,400	\$ 100,600
Capital Expenditures (See CIP Schedule)	\$ -	\$ -	\$ 1,150,000
TIRZ Capital Expenditures	\$ -	\$ -	\$ 1,150,000
3401 Harrisburg			\$ 150,000
Headquarter Project			\$ 225,000
Railroad Easement Clearing	\$ -	\$ 60,000	\$ -
Developer / Project Reimbursements	\$ -	\$ 60,000	\$ 375,000
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 58,081	\$ 114,400	\$ 1,625,600
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Payment/transfer to ISD - educational facilities (Pass Through)	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 31,047	\$ 52,577	\$ 56,143
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ -	\$ -	\$ -
Fund 1850 Advance (Payable to COH)	\$ -	\$ -	\$ -
Total Transfers	\$ 31,047	\$ 52,577	\$ 56,143
Total Budget	\$ 89,128	\$ 166,977	\$ 1,681,743
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
UNRESTRICTED Funds	\$ 1,176,453	\$ 2,017,227	\$ 1,464,923
Ending Fund Balance	\$ 1,176,453	\$ 2,017,227	\$ 1,464,923
Total Budget & Ending Fund Balance	\$ 1,265,581	\$ 2,184,204	\$ 3,146,666
Notes:			

EXHIBIT "B"

**Fiscal Years 2018-2022 Capital Improvement Plan Budget
for the Harrisburg Zone**

2018 - 2022 CAPITAL IMPROVEMENT PLAN
 FISCAL YEAR 2018 BUDGET DETAIL
 CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY18-FY22 Total	Cumulative Total (To Date)
			Through 2016	Projected 2017	2018	2019	2020	2021	2022			
H	T-2301	Kennedy Street	\$ -	-	1,000,000	1,119,304	1,000,000	-	-	3,119,304	3,119,304	
H, I	T-2302	Engineering of capital projects in the zone	\$ -	-	125,000	-	-	600,000	-	725,000	725,000	
I	T-2303	Cultural Arts Center	\$ -	-	25,000	-	-	-	-	25,000	25,000	
H, I	T-2304	Concrete Panel Replace Program	\$ -	-	-	-	-	-	-	-	-	
Totals			\$ -	\$ -	\$ 1,150,000	\$ 1,119,304	\$ 1,000,000	\$ 600,000	\$ -	\$ 3,869,304	\$ 3,869,304	

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2018 - 2022 CAPITAL IMPROVEMENT PLAN
 FISCAL YEAR 2018 BUDGET DETAIL
 CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2016	Projected 2017	2018	2019	2020	2021	2022	FY 18 - FY 22 Total			
TIRZ Funds	-	-	1,150,000	1,119,304	1,000,000	-	600,000	3,869,304			3,869,304
City of Houston	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Project Total	-	-	1,150,000	1,119,304	1,000,000	-	600,000	3,869,304			3,869,304

Project:	Kennedy Street		City Council District		Key Map:	WBS.:		
	Location:	Geo. Ref.:	2018	2019	2020	2021	2022	
					494P		T-2301	
Description:	Construction of Kennedy Street and purchased of Street ROW		Served:		Neighborhood:			
			2018	2019	2020	2021	2022	
			Personnel				Total	
			Supplies				\$	
			Svcs. & Chgs.				\$	
			Capital Outlay				\$	
			Total	\$	\$	\$	\$	
			FTEs					
			Fiscal Year Planned Expenses					
Project Allocation	Projected Expenses thru 6/30/16	2017 Estimate	2018	2019	2020	2021	2022	
Phase							FY18 - FY22 Total	
1 Planning	-	-	-	-	-	-	\$ -	
2 Acquisition	-	-	1,000,000	509,304	-	-	\$ 1,509,304	
3 Design	-	-	-	210,000	-	-	\$ 210,000	
4 Construction	-	-	-	400,000	1,000,000	-	\$ 1,400,000	
5 Equipment	-	-	-	-	-	-	\$ -	
6 Close-Out	-	-	-	-	-	-	\$ -	
7 Other	-	-	-	-	-	-	\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
Other Sub-Total:							\$ -	
							\$ -	
Total Allocations	\$ -	\$ -	\$ 1,000,000	\$ 1,119,304	\$ 1,000,000	\$ -	\$ 3,119,304	
Source of Funds								
TIRZ Funds	-	-	1,000,000	1,119,304	1,000,000	-	\$ 3,119,304	
City of Houston	-	-	-	-	-	-	\$ -	
Grant Funds	-	-	-	-	-	-	\$ -	
Other	-	-	-	-	-	-	\$ -	
Total Funds	\$ -	\$ -	\$ 1,000,000	\$ 1,119,304	\$ 1,000,000	\$ -	\$ 3,119,304	
*NOTE:								

Project:	Engineering of capital projects in the zone		City Council District		Key Map:		494 P Q T U V		WBS.:		T-2302
	Location:	Served:	H, I	H, I	Geo. Ref.:	Neighborhood:	2019	2020	2021	2022	
Description:	Design sidewalks, trails, and greenspaces in the zone pursuant to the project plan		2018	2019	2020	2021	2022	2023	2024	2025	Total
Justification:	The plan contemplates expenditures on neighborhood infrastructure. This will enable the Board to begin targeting such project expenditures										
	Personnel										\$ -
	Supplies										\$ -
	Svcs. & Chgs.										\$ -
	Capital Outlay										\$ -
	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs										-
Fiscal Year Planned Expenses											
Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)	
Phase											
1 Planning	-	-	-	125,000	-	-	-	100,000	\$ 225,000	\$ 225,000	
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3 Design	-	-	-	-	-	-	-	200,000	\$ 200,000	\$ 200,000	
4 Construction	-	-	-	-	-	-	-	300,000	\$ 300,000	\$ 300,000	
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -	
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:									\$ -	\$ -	
Total Allocations	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 600,000	\$ 725,000	\$ 725,000	
Source of Funds											
TIRZ Funds	-	-	-	125,000	-	-	-	600,000	\$ 725,000	\$ 725,000	
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -	
Grant	-	-	-	-	-	-	-	-	\$ -	\$ -	
Other	-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 600,000	\$ 725,000	\$ 725,000	

*NOTE:

Project:	Cultural Arts Center		City Council District		Key Map:		WBS:			
	Location:	Served:	2018	2019	2020	2021	2022	Total		
Description:	Conversion of old Cage Elementary (Historic building) into a community arts center.		Operating and Maintenance Costs: (\$ Thousands)							
Justification:	Study and planning funds to determine conditions and resources required to rehabilitate Rufus Cage Elementary school located at 1400 Telephone Road. The site consists of a warehouse structure and main school building. The site once rehabilitated would serve as an educational (STEAM) / performing arts center.		Personnel	-	-	-	-	-	\$ -	
			Supplies	-	-	-	-	-	\$ -	
			Svcs. & Chgs.	-	-	-	-	-	\$ -	
			Capital Outlay	-	-	-	-	-	\$ -	
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			FTEs	-	-	-	-	-	-	
			Fiscal Year Planned Expenses							
Project Allocation	Projected Expenses thru 6/30/16	2017 Budget	2017 Estimate	2018	2019	2020	2021	2022	FY18 - FY22 Total	Cumulative Total (To Date)
1 Planning	-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4 Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
Source of Funds										
TIRZ Funds	-	-	-	25,000	-	-	-	-	\$ 25,000	\$ 25,000
City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000

*NOTE:

Project:	Concrete Panel Replace Program		City Council District		Key Map:		WBS.:		T-2304	
	Location:	Served:	H.I	H.I	Geo. Ref.:	Neighborhood:	2017	2018		
Description:	Street maintenance program									
Justification:	Mobility improvements to extend life of roads.									
Operating and Maintenance Costs: (\$ Thousands)			2014	2015	2016	2017	2018	Total		
	Personnel	-	-	-	-	-	-	-	-	
	Supplies	-	-	-	-	-	-	-	-	
	Svcs. & Chgs.	-	-	-	-	-	-	-	-	
	Capital Outlay	-	-	-	-	-	-	-	-	
	Total	\$	\$	\$	\$	\$	\$	\$	\$	
	FTEs									
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/12	2013 Budget	2013 Estimate	2014	2015	2016	2017	2018	FY14 - FY18 Total	Cumulative Total (To Date)
Phase										
1	Planning	-	-	-	-	-	-	-	\$	\$
2	Acquisition	-	-	-	-	-	-	-	\$	\$
3	Design	-	-	-	-	-	-	-	\$	\$
4	Construction	-	-	-	-	-	-	-	\$	\$
5	Equipment	-	-	-	-	-	-	-	\$	\$
6	Close-Out	-	-	-	-	-	-	-	\$	\$
7	Other	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:										
				\$	\$	\$	\$	\$	\$	\$
Total Allocations										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Source of Funds										
TIRZ Funds	-	-	-	-	-	-	-	-	\$	\$
City of Houston	-	-	-	-	-	-	-	-	\$	\$
Grants	-	-	-	-	-	-	-	-	\$	\$
Other	-	-	-	-	-	-	-	-	\$	\$
Total Funds										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
*NOTE:										